093.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,700 / 621,700
					USE VALUE:	621,700 / 621,700
					ASSESSED:	621,700 / 621,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APPLEGATE MEGAN
Owner 2:	KENTON NATHANIEL
Owner 3:	
Street 1:	186 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STARK DEBORAH -
Owner 2:	CALLANAN JOE -
Street 1:	186 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,939 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1287 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4939.000	224,000		397,700	621,700
Total Card	0.113	224,000		397,700	621,700
Total Parcel	0.113	224,000		397,700	621,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.06 | /Parcel: 483.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 60837

GIS Ref

GIS Ref

Insp Date 10/20/18

!7657!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,000	0	4,939.	397,700	621,700	621,700	Year End Roll	12/18/2019
2019	101	FV	194,900	0	4,939.	403,400	598,300	598,300	Year End Roll	1/3/2019
2018	101	FV	194,900	0	4,939.	301,100	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	194,900	0	4,939.	272,700	467,600	467,600	Year End Roll	1/3/2017
2016	101	FV	194,900	0	4,939.	261,400	456,300	456,300	Year End	1/4/2016
2015	101	FV	183,800	0	4,939.	221,600	405,400	405,400	Year End Roll	12/11/2014
2014	101	FV	183,800	0	4,939.	210,200	394,000	394,000	Year End Roll	12/16/2013
2013	101	FV	183,800	0	4,939.	200,000	383,800	383,800		12/13/2012

PRINT

Date	Time
12/10/20	22:16:24

LAST REV

Date	Time
05/20/20	08:33:01
mmcmakin	
7657	

USER DEFINED

Prior Id # 1:	60837
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARK DEBORAH,	74311-343	1	3/18/2020		630,000	No	No		
RODD THOMAS III	44641-306		2/15/2005		405,000	No	No		
KASHMANIAN GREG	26444-345		6/27/1996		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2011	657	Re-Roof	5,000					
3/4/2005	129	Wood Dec	6,800			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2020	SQ Returned	MM	Mary M
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	163	PATRIOT
11/2/2005	MLS	HC	Helen Chinal
10/5/2005	Fieldrev-Chg	BR	B Rossignol
4/6/2000	Inspected	264	PATRIOT
1/27/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4939		Sq. Ft.	Site		0	70.	1.15	5									397,721						397,700	

Total AC/HA: 0.11338 | Total SF/SM: 4939 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 397,721 | Spl Credit | Total: 397,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275159
Depreciation:	51180
Depreciated Total:	223980

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

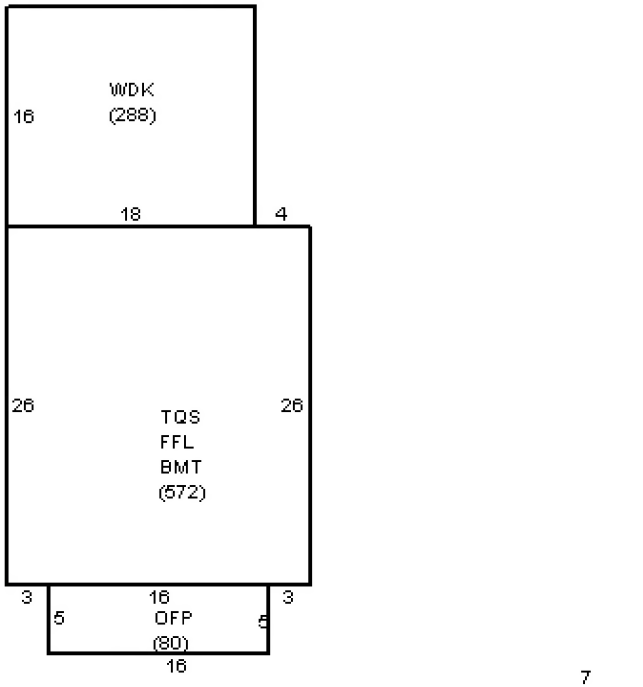
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.61
Special Features:	0	Val/Su Net:	115.40
Final Total:	224000	Val/Su SzAd	223.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	572	69.410	39,702
FFL	First Floor	572	174.610	99,879
TQS	3/4 Story	429	174.610	74,909
WDK	Deck	288	9.420	2,714
OFP	Open Porch	80	36.940	2,955

Net Sketched Area:	1,941			Total:	220,159
Size Ad	1001	Gross Are	2084	FinArea	1287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

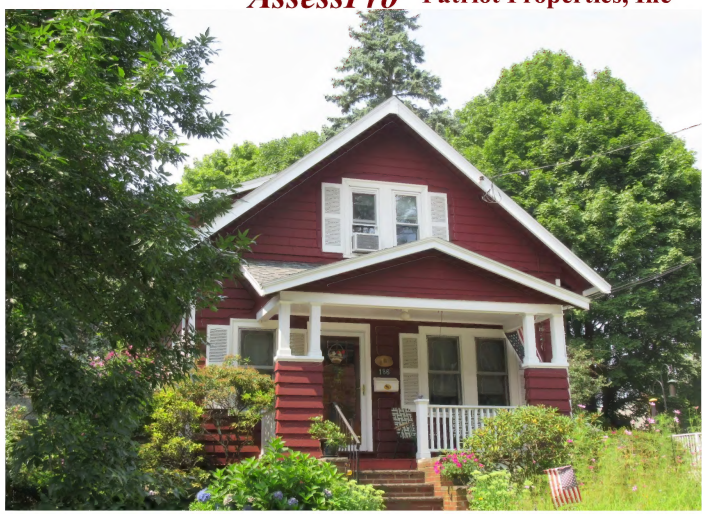
SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc